

LOCATION MAP  
SCALE: 1" = 2000'

#### LEGEND:

- COMMERCIAL  
ON-SITE FLOOD PLAIN  
GREENSPACE  
PROPERTY OWNERSHIP INFORMATION (SEE LIST)  
EASEMENT INFORMATION (SEE LIST)  
200' NOTIFICATION BOUNDARY  
EXISTING FEMA 100-YEAR FLOOD PLAIN  
COSA ULTIMATE DEVELOPMENT 100-YEAR FLOOD PLAIN  
10' CONTOURS  
50' CONTOURS  
TxDOT ACCESS POINT (ALONG LOOP 1604)  
ACCESS POINT (ALONG REDLAND ROAD AND JONES-MALTSBERGER ROAD) - IN ACCORDANCE WITH 35-506 (f), WHICH ALLOWS ONE DRIVEWAY FOR EVERY 200' OF FRONTAGE. ACTUAL DRIVEWAY LOCATIONS WILL BE EVALUATED BASED ON THE PROPOSED SITE PLAN, SITE DISTANCE CRITERIA, POTENTIAL VEHICLE CONFLICTS, AND A TRAFFIC ENGINEERING STUDY.

#### PROPERTY OWNERSHIP:

- JUNE L. BOLDT
- WALLACE L. BOLDT
- CORP. PRESIDENT BISHOP % LDS CHURCH TAX 548-0523
- NORTHEAST I.S.D. DRISCOLL MIDDLE SCHOOL
- ETHEL R. HOLDMAN
- MELISSA E. TREVINO
- MICHAEL B. & BOBBIE J. HYDEN
- RICARDO LUNA & LOUIS M. BRATTON III
- JAMES M. BOWER IV
- PAUL CHIPP
- JUAN G. & MELISSA RENDON
- KATHLEEN A. BEARD
- WANDA A. NEWSOME
- MARILYN F. FLOCH
- CITY OF SAN ANTONIO (DRAINAGE R.O.W.)
- FROST BANK TRUST 10040
- STEPHEN A. & DIANE C. ELYEA
- SARAH MARCH & HARTLEY F. KANE
- CHRIST REDEEMER CHURCH
- BETHESDA TEMPLE INC. OF SAN ANTONIO
- RANDY R. & SUZANNE S. DYM
- JON D. & KATHLEEN P. JACKSON
- NORTHERN OAKS CHURCH OF CHRIST
- CITIFINANCIAL MORTGAGE COMPANY, INC.
- JAY V. JR. & TERRI L. GOVAN
- JAMES C. & CYNTHIA L. POWERS
- JOSEPH R. MALLETTE
- DOUGLAS J. WATSON & DAVID SAJNAS
- STANLEY T. SAND
- MARK E. & PAMELA R. CARTER
- PHILIP J. & JULIA M. FARRELL
- DOUGLAS N. & MICHELLE R. JONES
- IRA L. JOHNSON & BILLIE JOYCE JOHNSON
- MARK W. HUDSON
- RANDY S. & SANDRA A. SUTTON
- STATE OF TEXAS

#### EASEMENT INFORMATION:

- 0.004 ACRE GAS R.O.W. AGREEMENT (VOL. 7329, PGS. 343-348, R.P.R.)
- REM. 0.168 ACRE CHANNEL EASEMENT
- 1.897 AC. 60-FOOT HI-LINE EASEMENT (VOL. 5463, PGS. 615-620, D.R.)
- 25' SANITARY SEWER EASEMENT (VOL. 8059, PGS. 119-124, D.R.)
- VARIABLE WIDTH SANITARY SEWER EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT
- 13-FOOT R.O.W. DEDICATION FOR WIDENING
- 1-FOOT VEHICULAR NON-ACCESS EASEMENT

DETENTION POND PRELIMINARY SIZING	
UNIT	AREA (ACRES)
1	0.30
2A	0.17
2B	0.25
2C	0.28
2D	0.26
2E	0.27
2F	0.22
2G	0.28
2H	0.36
3A	0.52
3B	0.21
3C	0.18
3D	0.15
3E	0.15
3F	0.15
3G	0.21
3H	0.39
3J	0.12
3K	0.15
4A	0.25
4B	0.16
4C	0.31
4D	0.25

LAND USE AND DENSITY TABLE				
UNIT	LAND USAGE	# OF LOTS	ACREAGE (GROSS)	ACREAGE (NET)
1	COMMERCIAL (C-3 ZONING)	1	4.00	0.01
2	COMMERCIAL (C-2 ZONING)	8		
A			3.29	1.02
B			4.00	0.74
C			4.21	0.57
D			4.28	0.89
E			4.08	0.59
F			3.30	0.46
G			4.59	0.94
H			12.64	8.04
			40.39	13.25
3	COMMERCIAL (C-2 ZONING)	12		
A			6.86	—
B			2.77	—
C			2.37	—
D			2.00	—
E			2.00	—
F			2.00	—
G			2.73	—
H			5.12	—
J			2.00	—
K			2.00	—
			29.85	—
4	COMMERCIAL (C-2 ZONING)	4		
A			3.28	—
B			2.11	—
C			3.96	—
D			3.14	—
			12.49	—
GRAND TOTALS:		25	86.73	13.26

#### NOTE:

- PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
- WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR LOCAL BS, COLLECTORS AND ARTERIALS (MINIMUM RIGHT-OF-WAY PER 2004 UDC STANDARDS) AND FOUR (4) FEET FOR LOCAL A STREETS (MINIMUM 50 FEET RIGHT-OF-WAY).
- STORMWATER MANAGEMENT PLAN: THIS PROPERTY WILL PROVIDE ON-SITE DETENTION FACILITIES ON INDIVIDUAL LOTS OR COMPLETE DOWNSTREAM DRAINAGE IMPROVEMENTS AT JONES-MALTSBERGER ROAD AND REDLAND ROAD. REFERENCE THIS SHEET FOR APPROXIMATE SIZE OF INDIVIDUAL DETENTION BASINS.

THE FLOOD PLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE BASED ON A DRAINAGE FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS. THIS STUDY IS CURRENTLY UNDER REVIEW BY THE CITY OF SAN ANTONIO.

#### ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC.

FCS FISCHER, LTD.

#### ENGINEER:

PAPE-DAWSON ENGINEERS, INC.  
555 E. RAMSEY  
SAN ANTONIO, TEXAS 78216  
PHONE: (210) 375-9000  
FAX: (210) 375-9030

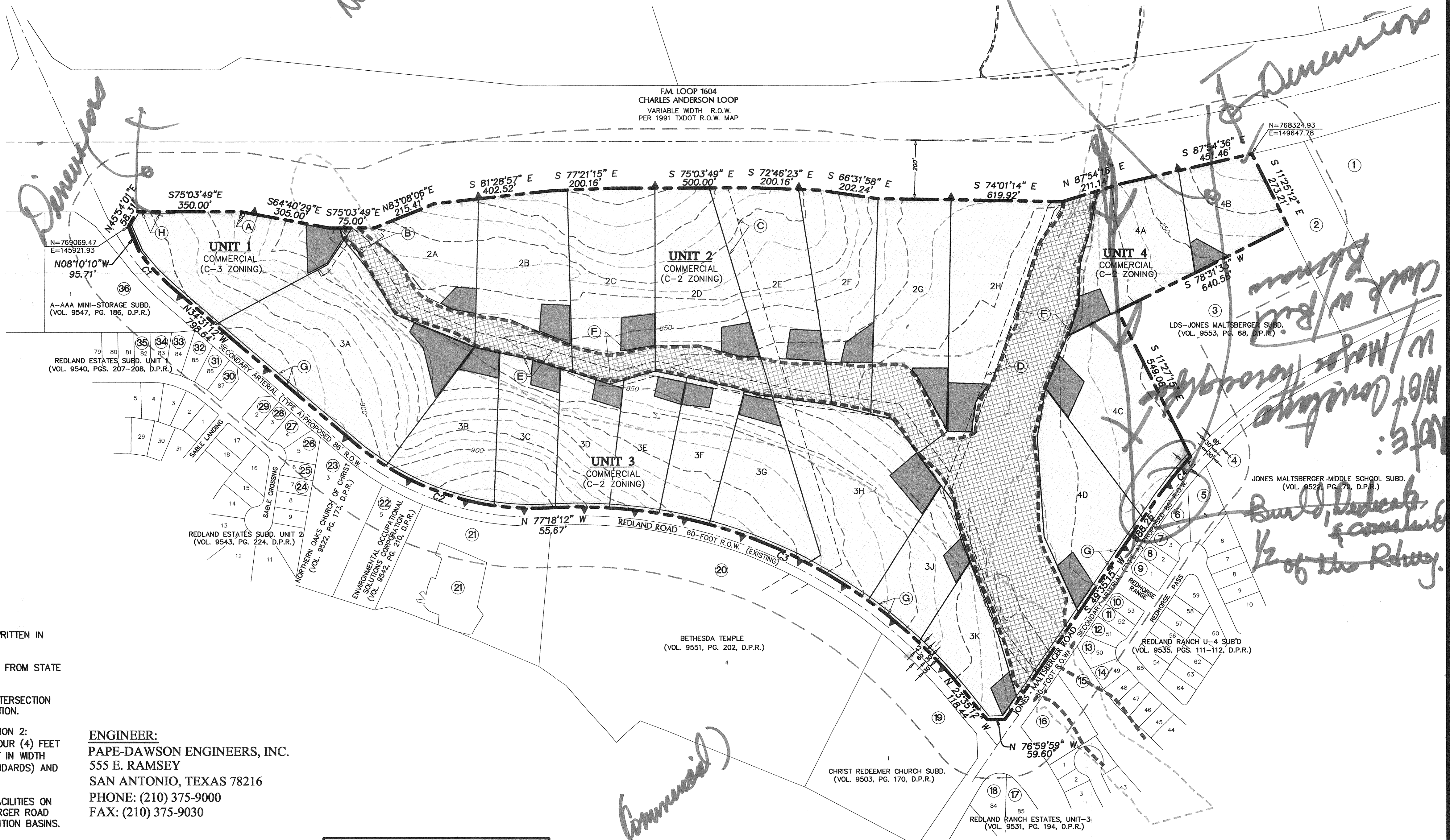
#### DEVELOPER/OWNER:

F.C.S. FISCHER, LTD.  
601 SONTERRA  
SAN ANTONIO, TEXAS 78258  
PHONE: (210) 490-2500  
FAX: (210) 490-4465

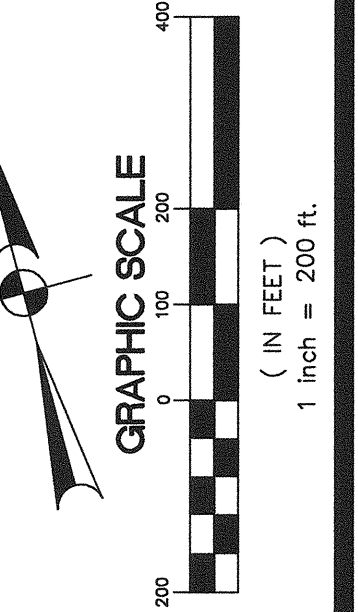
#### APPROVED MASTER DEVELOPMENT PLAN

PLANNING COMMISSION  
CITY OF SAN ANTONIO

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_



#### REVISIONS:



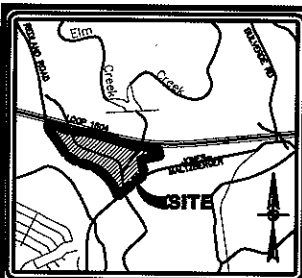
PAPE-DAWSON  
ENGINEERS  
1965-2005 - 40 YEARS OF EXCELLENCE

555 EAST RAMSEY  
SAN ANTONIO, TEXAS 78216  
PHONE: 210.375.9000  
FAX: 210.375.9030

FCS FISCHER, LTD.  
86.73 ACRE TRACT  
MASTER DEVELOPMENT PLAN

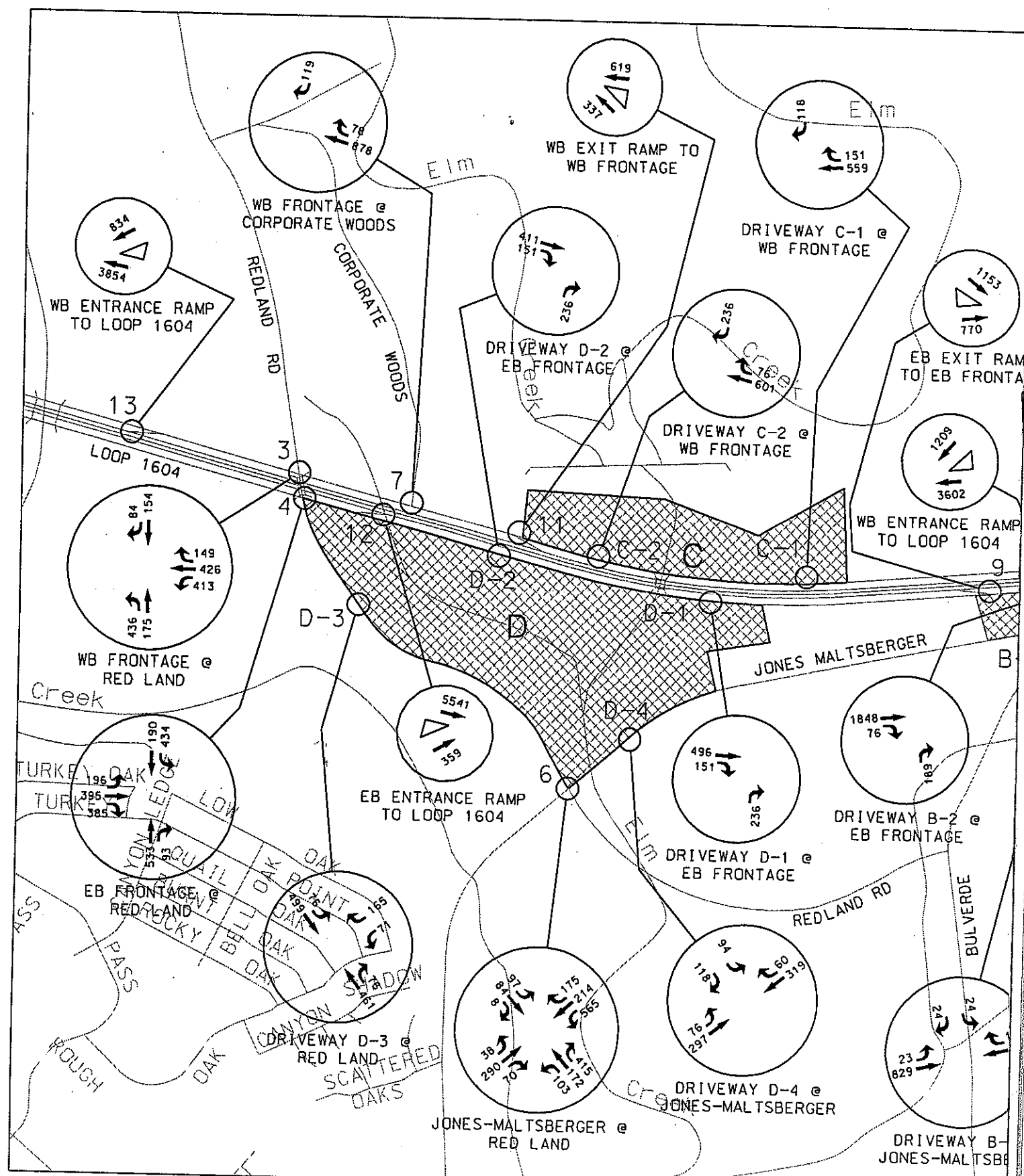
JOB NO. 4763-70  
DATE MAY 2005  
DESIGNER AKP  
CHECKED SLW DRAWN AKP  
SHEET C1.00





ISSN: 0275-5017  
DATE: JULY 2005  
ISSUES: 127  
COST: \$1.00







City of San Antonio  
Development Services Department  
**Master Development Plan**  
**APPLICATION**



Date: 5/13/05

**Case Manager:**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

**File Number:**

DEV. SERVICES  
2005 MAY 27 A 1:50

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** ☐ YES ☐ NO\*\*  
If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF.  
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria,  
please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)

☐ MDP/ P.U.D. Plan (combination)

☐ Master Plan Community District (MPCD)

☐ Traditional Neighborhood Development (TND)

☐ Flexible Development District

☐ Urban Development (UD)

☐ Farm and Ranch (FR)

☐ Rural Development (RD)

☐ Mix Light Industrial (MI-1)

☐ P.U.D. Plan

☐ Mixed Used District (MXD)

☐ Military Airport Overlay Zone (MAOZ)

☐ Manufactured Home Park Plan (MHPP)

☐ Pedestrian Plan (PP)

☐ Other: \_\_\_\_\_

**Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or**

Project Name: FCS Fischer, Ltd. 86.73 Acre Tract

Owner/Agent: FCS Fischer, Ltd.

Phone: 490-2500 Fax: 490-4465

Address: 601 Sonterra, San Antonio, TX

Zip code: 78258

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Phone: (210)375-9000 Fax: (210)375-9030

Address: 555 East Ramsey, San Antonio, TX

Zip code: 78216

Contact Person Name: Curtis Lee

E-mail: clee@pape-dawson.com

**City of San Antonio**  
**Development Services Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing legal Description: An 86.73 acre tract described in instrument recorded in Volume 8368, Pages 210-226 of the Official Public Records of Real Property of Bexar County, Texas, out of the Juan Escamia Survey Number 356 1/2, Abstract 218, County Block 4954, now in New City Block 17725, of the City of San Antonio, Bexar County, Texas

Existing zoning: C2ERZD, C2NAERZD, C3ERZD Proposed zoning: N/A - Same as Existing

Projected # of Phases: 4

Number of dwelling units (lots) by Phases: N/A

Total Number of lots: 23 divided by acreage: 86.73 = Density: 0.265

(PUD Only) Linear feet of street \_\_\_\_\_  
☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 10 School District: NEISD Ferguson map grid: 517E3, F3, F4, 518A3, A4

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name F.C.S. Fischer, Ltd. 86.73 No. 692

Is there a corresponding PUD for this site? Name N/A No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name Fischer 4.0 Acres No. 020352

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

DEV. SERVICES  
2005 MAY 27 A 1:50



# MDP

City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)  
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_  
Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: **5-13-05**

(Check One)

Project Name: FCS Fischer, Ltd. 86.73 Acre Tract File# \_\_\_\_\_

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9010

Contact Person Name: Curtis Lee E-mail: clee@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

*(Plats Only): 2 copies (folded) with Request for Review forms (attached)*

*(1) Master Development, (1) Major thoroughfare,*

**Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies**

## REQUEST FOR REVIEW

(Cont.)

- |  |  |
|--|--|
| <input type="checkbox"/> Master Development Plan                         | <input type="checkbox"/> Street and Drainage         |
| <input checked="" type="checkbox"/> Major Thoroughfare                   | <input checked="" type="checkbox"/> Traffic T.I.A.   |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks - Open space          |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Fire Protection             |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Bexar County Public Works   |
| <input type="checkbox"/> Storm Water Engineering                         | <input type="checkbox"/> Other: _____                |

2005 MAY 27 A 7:53

DEV. SERVICES

### City of San Antonio Development Services Department use

**FROM:** Michael O. Herrera, Special Projects Coordinator

**Date:** \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

THE MAJOR THOROUGHFARE INDICATES THAT JONES VALLEY BRIDGE  
SWINGS TO THE NORTH AND TIES IN TO F.M. 1604.  
ALSO LABEL AS 13' ~~DE~~ DEDICATION  
REDLAND ROAD LABEL 13' DEDICATION

RLL

Signature

Planner II

Title

6/29/05

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



## REQUEST FOR REVIEW

(Cont.)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan              | <input type="checkbox"/> Street and Drainage            |
| <input type="checkbox"/> Major Thoroughfare                              | <input type="checkbox"/> Traffic T.I.A.                 |
| <input type="checkbox"/> Neighborhoods <input type="checkbox"/> Historic | <input type="checkbox"/> Building Inspection - Trees    |
| <input type="checkbox"/> Disability Access (Sidewalks)                   | <input type="checkbox"/> Parks – Open space             |
| <input type="checkbox"/> Zoning  | <input type="checkbox"/> Fire Protection                |
| <input type="checkbox"/> SAWS Aquifer                                    | <input type="checkbox"/> Bexar County Public Works      |
| <input type="checkbox"/> Storm Water Engineering                         | <input checked="" type="checkbox"/> Other: <u>TxDOT</u> |

### City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

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☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

- PROVIDE A LETTER FROM TX DOT.
- SHOW DIMENSION ~~ON~~ TO FM 1604 FROM THE FAR OUT SIDE PROPERTY CORNERS.

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



MTP

City of San Antonio  
Development Services Department  
Master Development Plan  
**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano , Planner II (Even File number)  
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)               | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)  | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                                   | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                              | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District   | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)  | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)   | <input type="checkbox"/> Mix Light Industrial (MI-1)          |
| <input type="checkbox"/> Plat Certification Request  | <input type="checkbox"/> Other: _____                         |
| <input type="checkbox"/> Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No |   |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor                                    |   |

Date: 5-13-05

(Check One)

Project Name: FCS Fischer, Ltd. 86.73 Acre Tract File# \_\_\_\_\_  
Engineer/Surveyor: Pape-Dawson Engineers, Inc.  
Address: 555 East Ramsey, San Antonio, TX Zip code: 78216  
Phone: (210) 375-9000 Fax: (210) 375-9010  
Contact Person Name: Curtis Lee E-mail: clee@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's associated with this project:**

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies





City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

SAWS

(Check One)

Date: 10/28/05

- ☒ Master Development Plan (MDP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Plat Certification Request
- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MOAZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)  
☐ Other: \_\_\_\_\_

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Project Name: FCS Fischer, LTD 86.73 Acre Tract MDP FILE # \_\_\_\_\_

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan  
☐ Major Thoroughfare  
☐ Neighborhoods  
☐ Historic  
☐ Disability Access (Sidewalks)  
☐ Storm Water Engineering  
☒ SAWS Aquifer  
☐ Other: \_\_\_\_\_
- ☐ Street and Drainage  
☐ TIA  
☐ Zoning  
☐ Tree Preservation  
☐ Parks – Open Space  
☐ Fire Protection  
☐ Bexar County Public Works

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Special Projects Coordinator Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for \_\_\_\_\_ before the (MDP) committee.





City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

(Check One)

Date: 10/28/05

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP)   | <input type="checkbox"/> P.U.D. Plan                          |
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| <input type="checkbox"/> Plat Certification Request                 | <input type="checkbox"/> Pedestrian Plan (PP)                 |
|   | <input type="checkbox"/> Other: _____                         |

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Project Name: FCS Fischer, LTD 86.73 Acre Tract MDP FILE # \_\_\_\_\_

Reference Any MDP's, POADP's, and PUD's associated with this project:

\_\_\_\_\_  
(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

To: <input type="checkbox"/> Master Development Plan	<input type="checkbox"/> Street and Drainage
<input type="checkbox"/> Major Thoroughfare	<input type="checkbox"/> TIA
<input type="checkbox"/> Neighborhoods	<input type="checkbox"/> Zoning
<input type="checkbox"/> Historic	<input type="checkbox"/> Tree Preservation
<input type="checkbox"/> Disability Access (Sidewalks)	<input type="checkbox"/> Parks – Open Space
<input type="checkbox"/> Storm Water Engineering	<input type="checkbox"/> Fire Protection
<input checked="" type="checkbox"/> SAWS Aquifer	<input type="checkbox"/> Bexar County Public Works
<input type="checkbox"/> Other: _____	

*Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

**City of San Antonio Planning Department use**



City of San Antonio  
Development Services Department  
Master Development Plan

**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

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(Check One)

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Date: **5-13-05**

(Check One)

**Project Name:** FCS Fischer, Ltd. 86.73 Acre Tract **File#** \_\_\_\_\_

**Engineer/Surveyor:** Pape-Dawson Engineers, Inc.

**Address:** 555 East Ramsey, San Antonio, TX **Zip code:** 78216

**Phone:** (210) 375-9000 **Fax:** (210) 375-9010

**Contact Person Name:** Curtis Lee **E-mail:** clee@pape-dawson.com

**Reference Any MDP's, POADP's, and PUD's associated with this project:**

**(Plats Only): 2 copies (folded) with Request for Review forms (attached)**

**(1) Master Development, (1) Major thoroughfare.**

**Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department Master Development Plan Request for Review form (attached) for respective departments or agencies**

☐ I recommend approval

☒ I do not recommend approval

☐ I recommend approval with conditions  
(see Additional Comments below)

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

At this time, the FCS Fischer 86.73 Acre Tract MDP #? was provided.  
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and  
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.  
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer  
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be  
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)  
prior to construction.

Additional Comments:

Previous agreement of 71.64 impervious cover acreage not met. Project is 1.83 acres over  
agreed upon impervious cover.

Julio J. Morales  
Signature

Supervisor  
Title

7-15-05  
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next  
scheduled meeting.



City of San Antonio  
Development Services Department  
Master Development Plan

**REQUEST FOR REVIEW**



**Case Manager**

Robert Lombrano, Planner II (Even File number)  
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)  
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ)  
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_  
Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: 5-13-05

(Check One)

Project Name: FCS Fischer, Ltd. 86.73 Acre Tract

File#

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX

Zip code: 78216

Phone: (210) 375-9000

Fax: (210) 375-9010

Contact Person Name: Curtis Lee

E-mail: clee@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department Master Development Plan Division Request for Review form (attached) for respective departments or agencies

2005 MAY 27 A 7:52

DEV SERVICES

2005 JUN 20 P 1:08  
SAN ANTONIO WATER SYSTEM  
AQUIFER STUDIES



☐ I recommend approval

☒ I do not recommend approval

☐ I recommend approval with conditions  
(see Additional Comments below)

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

At this time, the FCS Fischer 86.73 Acre Tract MDP #? was provided.  
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and  
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81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
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prior to construction.

Additional Comments:

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agreed upon impervious cover.

Julia J. Morales  
Signature

Supervisor  
Title

7-15-05  
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next  
scheduled meeting.



*SAWS*

City of San Antonio  
Development Services Department  
Master Development Plan

**REQUEST FOR REVIEW**

*SAWS*  
*5/13/05*



**Case Manager**

Robert Lombardo, Planner II (Even File Number)  
(210) 207-5014, rlombardo@sanantonio.gov

Ernest Browning, Planner II (Odd File Number)  
(210) 207-7207, ebrowning@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Flexible Development District  
☐ Urban Development (UD)  
☐ Rural Development (RD)  
☐ Farm and Ranch (FR)  
☐ Mix Light Industrial (ML-1)  
☐ Plate Certification Request  
☐ Other: \_\_\_\_\_  
Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor
- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MAOZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)

Date: **5-13-05**

(Check One)

Project Name: FCS Fischer, Ltd. 86.73 Acre Tract File# \_\_\_\_\_  
Engineer/Surveyor: Pape-Dawson Engineers, Inc.  
Address: 555 East Ramsey, San Antonio, TX Zip code: 78216  
Phone: (210) 375-9000 Fax: (210) 375-9010  
Contact Person Name: Curtis Lee E-mail: clee@pape-dawson.com

Reference Any **MDP's, POADP's, and PUD's** associated with this project:

(Plus Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare.

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department Master Development Plan Request for Review form (attached) for respective departments or agencies

February 23, 2004

Page 1 of 2

M:\476760\Word\FORM\050512A1.dwg

08/16/2005 TUE 8:45

[JOB NO. 7042]

003

☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions  
(see Additional Comments below)

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

At this time, the FCS Fischer, LTD 86.73 Acre Tract MDP #? was provided.  
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and  
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.  
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

Additional Comments:

Comment added to MDP Plan "The MDP Developable area shown totals 73.47 acres. However, the total allowable impervious cover for this property is limited to 71.64 acres per a previous written agreement with SAWS. Therefore, it can be concluded that the ultimate development of this property will be adjusted so as not to exceed the allowable impervious cover for 71.64 acres."

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(see Additional Comments below)

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prior to construction.

Additional Comments:

Comment added to MDP Plan "The MDP Developable area shown totals 73.47 acres.  
However, the total allowable impervious cover for this property is limited to 71.64 acres per  
a previous written agreement with SAWS. Therefore, it can be concluded that the ultimate  
development of this property will be adjusted so as not to exceed the allowable impervious  
cover for 71.64 acres."

Karl M. Meyer  
Signature

Manager  
Title

11-1-05  
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next  
scheduled meeting.



*Mark Bird*  
Special Projects Officer



**City of San Antonio**  
**Development Services Department**  
**Master Development Plan**



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

**Project/Plat I.D. #:** FCS Fischer, Ltd. 86.73 Acre Tract

**Plat Name:** N/A

**Project Engineers/Surveyors or Firm Name:** Pape-Dawson Engineers, Inc., Attn: Curtis Lee

**Address:** 555 E. Ramsey, San Antonio, TX 78216

**Phone #** (210)375-9000

**Fax #:** (210) 375-9010

**E-mail:** clee@pape-dawson.com

Development Services Department

**MDP Division**

**Required Items for Completeness Review**

- ☒ Completed and signed Application Form
- ☒ Appropriate MDP/PUD Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☒ Storm Water Management Plan (MDP's and PUD)
- ☒ Appropriate Parks Review Fee

DEV. SERVICE  
2005 MAY 27 A 1:52

- (Master Development Plans and PUD Plans): 15 copies (folded) with Development Services Department, MDP Division Request for Review form (attached) for respective departments or agencies

☐ Master Development Plan

☐ Major Thoroughfare

☐ Neighborhoods ☐ Historic

☐ Disability Access (Sidewalks)

☐ Zoning

☐ SAWS Aquifer

☐ Storm Water Engineering

☐ Street and Drainage

☐ Traffic T.I.A.

☐ Building Inspection - Trees

☐ Parks - Open space

☐ Fire Protection

☐ Bexar County Public Works

☐ Other: \_\_\_\_\_

☒ Accepted

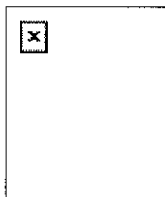
☐ Rejected

Completeness Review By: Dustin Finley Date: \_\_\_\_\_

**Robert Lombrano**

---

**From:** Mark C. Bird  
**Sent:** Tuesday, June 14, 2005 8:19 AM  
**To:** 'clee@pape-dawson.com'  
**Cc:** Robert Lombrano; Michael Herrera  
**Subject:** FCS Fischer Ltd. 86.73 disaprvl.doc



## **CITY OF SAN ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 6/14/05

**Subject: Master Development Plan FCS Fischer, Ltd. 86.73 Acre Tract, A/P #1132014**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

Copy of the MDP

Master Tree Stand Delineation Plan with basic non-committal information

\$75 Plan Review fee

Technical Review:

There are additional protected trees to be delineated

Square footage of project and of tree canopy area

Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

X Other: Please add the following tree species: condalia, Post oak, Mesquite, Huisache.

If you have any further questions, please call me at (210) 207-0278.

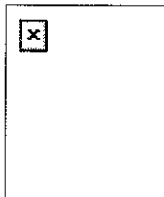
Sincerely,

6/14/2005

TREES

Robert Lombrano

**From:** Mark C. Bird  
**Sent:** Monday, June 06, 2005 9:25 AM  
**To:** 'clee@pape-dawson.com'  
**Cc:** Robert Lombrano; Michael Herrera; Debbie Reid; Joan Miller  
**Subject:** FSC Fischer 86.73 acre tract MDP.doc



## **CITY OF SAN ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 6/6/05

**Subject: Master Development Plan FCS Fischer, Ltd. 86.73 Acre Tract, A/P #1132014**  
Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

Copy of the MDP

Master Tree Stand Delineation Plan with basic non-committal information

X      \$75 Plan Review fee

Technical Review:

There are additional protected trees to be delineated

Square footage of project and of tree canopy area

Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

X      Other: On the TREE STAND DELINEATION PLAN please remove note #3,

Also, please add the following trees species to the dominant trees: Post oak, Mesquite, Huisache, Condalia and Hackberry

If you have any further questions, please call me at (210) 207-0278.

6/6/2005

Sincerely,

*Mark Bird*  
Special Projects Officer



Parks

**Robert Lombrano**

---

**From:** Chris Yanez  
**Sent:** Monday, June 06, 2005 3:40 PM  
**To:** 'clee@pape-dawson.com'  
**Cc:** Robert Lombrano; Michael Herrera  
**Subject:** FSC Fischer Ltd. MDP

APPROVED

**Chris Yanez**  
**Architect Assistant**  
Parks and Recreation  
Park Project Services  
Phone: 210-207-4091  
Fax: 210-207-2720

**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department  
**FROM:** Ismael B. Segovia, Planner II, Parks and Recreation Department  
**COPIES TO:** Robert Lombrano  
**SUBJECT:** FSC Fischer Ltd. 86.73-Acre Tract

**DATE:** June 6, 2005

I recommend approval of FSC Fischer Ltd. 86.73-Acre Tract Master Development Plan.

FSC Fischer Ltd. 86.73-Acre Tract is a proposed commercial business park and is therefore not subject to a Park Dedication Requirement.

Ismael B. Segovia  
Planner II  
Parks and Recreation Department



# CITY OF SAN ANTONIO

November 17, 2005

Shauna Weaver, P.E.

Pape-Dawson Engineers, Inc.  
555 East Ramsey,  
San Antonio, TX 78216

Re: FCS Fischer, LTD. 86.73 Acres Subdivision

MDP # 859

Dear Ms. Weaver:

The City Staff Development Review Committee has reviewed **FCS Fischer, LTD. 86.73 Acres Subdivision**. Master Development Plan M.D.P. # 859. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

**Historic Preservation:** The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

FCS Fischer Ltd. MDP# 859, Page1 of 4

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, numerous archaeological sites including but not limited to 41BX452, 41BX570, 41BX901 41BX145, and 41BX454 are within close proximity to the project area. There is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

**SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.

- 0. 100 year Flood Plain Shown and Buffing (if applicable)
- 0. Sensitive Recharge Features and Buffing (if applicable)
- 0. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

Additional Comments:

Comment added to the MDP Plan "The MDP Developable area shown totals 73.47 acres. However, the total allowable impervious cover for this property is limited to 71.64 acres per a previous written agreement with SAWS. Therefore, it can be concluded that the ultimate development of this property will be adjusted so as not to exceed the allowable impervious cover for 71.64 acres.

- This project will be subject to the Streetscape standards and 2003 **Tree Preservation** ordinance.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- ~~Roadway configurations adjacent to and within the Alamo Ranch Subdivision shall be consistent with Table 14 of the Seale Ranch Level Three Traffic Impact Analysis prepared September 2004.~~
- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.



Ms. Weaver  
November 17, 2005  
Page 3

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.
---

Sincerely,

**Roderick J. Sanchez, AICP**  
**Assistant Development Services Director**

Cc Sam Dent, P.E. Chief Engineer, DSD  
Richard Chamberlin, P.E. Senior Engineer Development Services  
Arturo Villarreal Jr., P.E. Storm Water Engineering

# SHAUNA WEAVER

Robert Lombrano

From: Shauna Weaver @PD [sweaver@pape-dawson.com]  
Sent: Tuesday, November 29, 2005 6:22 PM  
To: Robert Lombrano  
Subject: FCS Fischer MDP#859 approval letter

---

Robert-

We have a few comments on the MDP approval letter:

- 1. Page 1 Historic Preservation. *check w/ Kay 1/17/06*

A cultural resources study was submitted to the HPO office. This study did not find any significant sites. The MDP approval letter needs to acknowledge the study rather than state there is a **high probability** (in bold) that the property may contain archaeological sites. Kay Hines can confirm.

- 2. Page 3 Additional Comments *check w/ MARC 1/16/06*

Third bullet references Alamo Ranch and Seale Ranch Level Three Traffic Impact Analysis. This needs to be corrected.

As always - thanks so much for your help.

Shauna L. Weaver, P.E.  
Pape-Dawson Engineers  
555 E. Ramsey  
San Antonio, TX 78216  
Telephone: 210-375-9000  
Fax: 210-375-9010  
sweaver@pape-dawson.com

# TRANSMITTAL

1965-2005



To: CITY OF SAN ANTONIO  
Attn: ROBERT LOMBRANO  
1901 S. ALAMO  
SAN ANTONIO TX 78205  
210-207-5014  
Re: M. BAILEY 4763-70

Date: 11-23-2005

QUANTITY	DESCRIPTION
10	MDP - FISCHER - 4763-70

*If enclosures are not as noted, kindly notify us at once.*

☐ For Approval    ☐ For Your Use    ☐ As Requested    ☐ For Review and Comment

COMMENTS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

11-28-05A08:13 RCVD

\_\_\_\_\_

\_\_\_\_\_

From: M. BAILEY Project No.: 4763-70

CC: \_\_\_\_\_

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | [info@pape-dawson.com](mailto:info@pape-dawson.com)

REV. SERVICES

August 17, 2005

2005 AUG 23 P 7:59

Mr. Robert J. Browning, P.E.  
City of San Antonio  
P.O. Box 839966  
San Antonio, TX 78283-3966

Re: FCS Fischer, Ltd., 86.73 Acre Tract  
Master Development Plan (MDP)

Dear Mr. Browning:

Please accept this letter as our formal response to your comments dated 7/21/05 regarding the FCS Fischer, Ltd., 86.73 Acre Tract Master Development Plan. Our responses are divided into two groups in accordance with the outline of your letter.

**Comments required for MDP release**

1. SHOW the dimensions of and approximate locations of the existing Redland Road and Jones-Maltsberger Road culvert crossings.  
*This comment is not appropriate to a master development plan exhibit. There is no requirement to show and dimension drainage structures on a master development plan exhibit. In addition, the Redland Road culvert referenced in the stormwater management plan is located approximately 1800 lf downstream of the property away from the project limits indicated on this exhibit.*
2. SHOW (and/or label) the approximate locations of Detention Ponds and TCEQ Water Quality Basins. (It appears that a legend note is missing.)  
*A legend note was added indicating the shaded areas as approximate locations of Detention Ponds. TCEQ Water Quality basins will be designed based on site-specific development plans and impervious cover. To our knowledge, there is no requirement to show TCEQ Water Quality Basins on a Master Development Plan exhibit.*
3. ADD "flow direction arrows" to illustrate approximate flow paths [across lots as well as with drainage easements].  
*This comment is not appropriate to a master development plan exhibit. To our knowledge, there is no requirement to show flow direction arrows on a master development plan exhibit.*
4. ADD a drainage easement to allow for a drainage channel/system to direct runoff from the existing Redland Road culverts to the FEMA floodplain drainage easement.  
*Two drainage easements located on both sides of Lot 3A were added to the MDP exhibit. Reference keyed note F.*

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | [info@pape-dawson.com](mailto:info@pape-dawson.com)

5. ADD the following note: "Some or all of this property is located in the dam breach inundation area of the San Antonio River Authority Natural Resource Conservation Service Dam No. 11 located in The Salado Creek Watershed. The dam is owned and operated by the San Antonio River Authority, which is located at 100 E. Gunther, San Antonio, Texas 78204." This note must be placed on all plats and replats associated with this property."  
*This type of note has been discussed at length between the owner and the City of San Antonio. Kindly find attached a letter from the City of San Antonio regarding this matter. In accordance with this agreement, the owner has advised us that the requested note will not be added to the MDP exhibit.*
6. REVISE Note No. 8 to remove reference to a "downstream drainage improvement" option.  
*The referenced downstream drainage improvement option was removed from Note 8.*

**Conditions for Future Plat Approval**

7. As noted, the above "Dam Breach Inundation Area" notice (item 5) shall be included on all subdivision plats (or replats) associated with this master planned development.  
*This type of note has been discussed at length between the owner and the City of San Antonio. Kindly find attached a letter from the City of San Antonio regarding this matter. In accordance with this agreement, the owner does not intend to add the requested note to future subdivision plats.*

Comments 8-12 are noted and do not require a response. In addition, a revised Master Development Plan exhibit is provided for your review. Please contact me at 375-9000 or [sweaver@pape-dawson.com](mailto:sweaver@pape-dawson.com) if you have any questions or need further information. We would appreciate your formal approval of this plan at your earliest convenience.

Sincerely,  
Pape-Dawson Engineers, Inc.



Shauna L. Weaver  
Sr. Project Manager

cc. Tom Wendorf  
Michael Herrera

Attachments



## CITY OF SAN ANTONIO

P. O. BOX 830886  
SAN ANTONIO TEXAS 78283-3986  
CITY ATTORNEY'S OFFICE  
DEVELOPMENT SERVICES DIVISION  
PHONE (214) 297-8840 FAX (214) 207-8800

October 27, 2004

Via Fax: 512-225-5838 and through regular mail

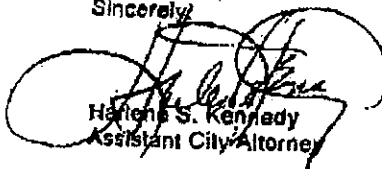
Michael Klein  
Smith/Robertson  
Attorneys at Law  
1717 West Sixth Street, Suite 300  
Austin, Texas 78703

Re: FCS Fischer Ltd. and FC Properties One, Ltd.

Dear Mr. Klein:

Thank you for your letter of September 28. We appreciate the time and effort that has gone into the resolution of this difficult issue. Certainly we all have the safety of the public foremost in our interests. I have discussed this matter with Mr. Wendorf, the Director of Public Works. As you know, the City has asked your client to make a disclosure on the plats as to the location of the property in the dam breach zone. Your client has refused to do this. The City is expressing no opinion as to the vesting of rights relative to the dam breach zone issue. The City has no interest in litigating the matter of the appropriate disclosure on the plat. Rather, by copy of this letter, the City hereby provides notice to the San Antonio River Authority ("SARA") of your client's refusal to provide this plat note. It is the City's expectation that SARA may take further action on this matter. It is also anticipated that your engineer may have further comment on this matter. The City will forward the plat through the development services system. Thank you.

Sincerely,



Harlene S. Kennedy  
Assistant City Attorney

cc: Andrew Martin, City Attorney  
Thomas G. Wendorf, P.E., Director of Public Works  
Mervela Gomez Shannon, P.E., Assistant Director of Public Works  
Joseph duMenil, Stormwater Utility Administrator  
Mr. Louis Rowe, Vice Chairman, San Antonio River Authority  
David Ross, Attorney at Law



# CITY OF SAN ANTONIO

P O BOX 839966  
SAN ANTONIO, TEXAS 78283-3966

July 21, 2005

Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, Tx. 78216  
Phone: (210)375-9000  
Fax: (210)375-9030

ATTN: Dennis Rion, P.E.  
RE: FCS Fischer, Ltd., 86.73 Acre Tract  
Master Development Plan (MDP)

Mr. Rion:

I have completed the Stormwater Engineer division's review of this MDP. We do not release our hold on this MDP.

I have divided our comments into two groups. The first set of comments must be addressed prior to this department's release of this MDP. The second group will be conditions of release of future subdivision plats associated with this MDP.<sup>6</sup>

## **REQUIRED FOR MDP RELEASE**

**Address the following comments on the proposed Master Development Plan:**

1. SHOW the dimensions of and approximate locations of the existing Redland Road and Jones-Maltsberger Road culvert crossings.
2. SHOW (and/or label) the approximate locations of Detention Ponds and TCEQ Water Quality Basins. (It appears that a legend note is missing.)
3. ADD "flow direction arrows" to illustrate approximate flow paths [across lots as well as with drainage easements].
4. ADD a drainage easement to allow for a drainage channel/system to direct runoff from the existing Redland Road culverts to the FEMA floodplain drainage easement.
5. ADD the following note:

*"Some or all of this property is located in the dam breach inundation area of the San Antonio River Authority Natural Resource Conservation Service Dam No. 11 located in the Salado Creek Watershed. The dam is owned and operated by the San Antonio River Authority, which is located at 100 E. Gunther, San Antonio, Texas 78204. This note must be placed on all plats and replats associated with this property."*

6. REVISE Note No. 8 to remove reference to a "downstream drainage improvement" option.<sup>6</sup>

<sup>6</sup> For approval of downstream "mitigation" projects in lieu of on-site detention, downstream impact analyses shall be submitted which demonstrate that there will be no adverse impact to habitable structures within 2000' downstream of the proposed development upon ultimate development of areas tributary to said 2000' point.



### CONDITIONS FOR FUTURE PLAT APPROVAL

The following comments shall be addressed on all future Subdivision Plats (/Replats) and/or Storm Water Management Plans associated with this development:

7. As noted, the above "Dam Breach Inundation Area" notice (item 5) shall be included on all subdivision plats (or replats) associated with this master planned development.
8. A FEMA Letter of Map Revision (LOMR) application is currently under separate review by this department. This LOMR must be approved by this department and submitted to FEMA prior to approval of any associated plats by this department.
9. Prior to issuance of any building permits associated with this property:

EITHER

this LOMR application must be approved by FEMA

OR

Both a Performance Agreement and a Performance Bond must be accepted by the City of San Antonio. The bond must be equal to the current FEMA LOMR review fees plus \$1000 (as described in section 35-F134 of the UDC).

10. Detailed "on-site" pre- and post-development runoff calculations should be included with each unit's Stormwater Management Plan. Detailed hydraulic analyses should also be included for each detention basin.
11. The stability of all existing and/or proposed underground utilities to be placed within the 100-year ultimate development floodplains shall be demonstrated. Scour and buoyancy calculations may be required.
12. Separate Floodplain Development Permits will be required for each unit of the subject development.

A "City of San Antonio" Flood Study is also under review by this office. Comments regarding both the FEMA LOMR and the COSA Flood Study will be noted in a [single] separate correspondence.

Please contact me at 207-5032 or rbrowning@sanantonio.gov if you have any questions or need further information.

Sincerely,



Robert J. Browning, P.E.  
Storm Water Engineer  
City of San Antonio  
Public Works Department, Storm Water Utility

fc: SC2416

TPLTM210

PLAT APPLICATION (1)

06/17/05

CMD: 210 PLAT: 2002000352 NAME/KEY: FISCHER AGENCY: PW

PLAT NBR: 2002000352 PLAT NAME: FISCHER 4.00 ACRES  
OWNER AGENCY: PLAN

POADP NBR: 692 POADP NAME: F.C.S. FISCHER LTD. 86.73

APPLICATION DATE: 7\_9\_2002 EXPIRATION DATE: 7\_8\_2004  
TYPE (REPLAT, VACATE, ...): S\_ DEFERRED (Y/N): \_

MAJOR/MINOR(1,2): 1

X/Y COORDINATES: X: 111111 Y: 222222 X: Y:  
(1ST SET REQUIRED) X: Y: X: Y:

LOC DESC: 517/E3 FMB  
CCD-10

CURRENT PLAT STATUS: STATUS DATE: PLAT ACTIVE ?(Y/N): Y

'220' APPLICATION(2) 'PF3' MENU

plat approved by PC.  
has NOT been recoded  
plat is Less than 8%  
of MDP.

CMD: 260 PLAT: 2002000352 NAME/KEY: FISCHER\_\_\_\_\_ AGENCY: PW\_\_\_\_\_

=====

PLAT NBR: 2002000352 PLAT NAME: FISCHER 4.00 ACRES

APPLICATION DATE:	7 9 2002	EXPIRATION DATE:	7 8 2004
REPLAT PUBLIC HEARING DATE:	___	REPLAT EXPIRATION:	___
DEFERRAL APPROVAL DATE:	___	DEFRL NOTFC DATE:	___
NOTIFICATION DATES:	___	DEFRL EXP DATE:	___
FILING DATE:	6 24 2003	FILING EXPIRATION:	7 24 2003
PC DATE:	7 9 2003	APPROVED(Y/N):	Y
DIRECTOR DATE:	___	APPROVAL EXPIRATION:	7 8 2006
POSTPONEMENT/WITHDRAWAL:	___	TIME EXT EXPIRATION:	___
		DATE TIME EXT GRANTED:	___
COUNTY STATUS (A/D/P):	___	DATE:	___
RECORDATION DATE:	___	VOL:	___
PC NOTES: LUZ IS THE CASE MANAGER.		PAGE:	___

=====

'PF3' MENU

## Robert Lombrano

---

**From:** Shauna Weaver @PD [sweaver@pape-dawson.com]  
**Sent:** Friday, January 13, 2006 10:55 AM  
**To:** Robert Lombrano  
**Subject:** FW: FCS Fischer MDP#859 approval letter

Robert-  
Were you going to be able to re-issue this letter to clarify the items below?  
Thanks,  
Shauna L. Weaver, P.E.  
Pape-Dawson Engineers  
555 E. Ramsey  
San Antonio, TX 78216  
Telephone: 210-375-9000  
Fax: 210-375-9010  
sweaver@pape-dawson.com

-----Original Message-----

**From:** Shauna Weaver @PD [mailto:sweaver@pape-dawson.com]  
**Sent:** Tuesday, November 29, 2005 6:22 PM  
**To:** Robert Lombrano (E-mail)  
**Subject:** FCS Fischer MDP#859 approval letter

Robert-  
We have a few comments on the MDP approval letter:

1. Page 1 Historic Preservation.  
A cultural resources study was submitted to the HPO office. This study did not find any significant sites. The MDP approval letter needs to acknowledge the study rather than state there is a **high probability** (in bold) that the property may contain archaeological sites. Kay Hines can confirm.
2. Page 3 Additional Comments  
Third bullet references Alamo Ranch and Seale Ranch Level Three Traffic Impact Analysis. This needs to be corrected.

As always - thanks so much for your help.

Shauna L. Weaver, P.E.  
Pape-Dawson Engineers  
555 E. Ramsey  
San Antonio, TX 78216  
Telephone: 210-375-9000  
Fax: 210-375-9010  
sweaver@pape-dawson.com



# CITY OF SAN ANTONIO

November 17, 2005

Shauna Weaver, P.E.

Pape-Dawson Engineers, Inc.  
555 East Ramsey,  
San Antonio, TX 78216

Re: FCS Fischer, LTD. 86.73 Acres Subdivision

MDP # 859

Dear Ms. Weaver:

The City Staff Development Review Committee has reviewed **FCS Fischer, LTD. 86.73 Acres Subdivision**. Master Development Plan M.D.P. # 859. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

**Historic Preservation:** The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

FCS Fischer Ltd. MDP# 859, Page1 of 4

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, numerous archaeological sites including but not limited to 41BX452, 41BX570, 41BX901 41BX145, and 41BX454 are within close proximity to the project area. There is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

**SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.

0. 100 year Flood Plain Shown and Buffing (if applicable)
0. Sensitive Recharge Features and Buffing (if applicable)
0. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

**Additional Comments:**

Comment added to the MDP Plan "The MDP Developable area shown totals 73.47 acres. However, the total allowable impervious cover for this property is limited to 71.64 acres per a previous written agreement with SAWS. Therefore, it can be concluded that the ultimate development of this property will be adjusted so as not to exceed the allowable impervious cover for 71.64 acres.

- This project will be subject to the Streetscape standards and 2003 **Tree Preservation** ordinance.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- ~~• Roadway configurations adjacent to and within the Alamo Ranch Subdivision shall be consistent with Table 14 of the Seale Ranch Level Three Traffic Impact Analysis prepared September 2004.~~
- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

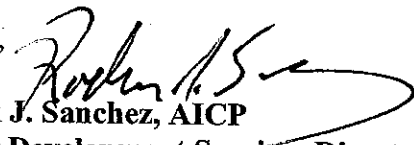


Ms. Weaver  
November 17, 2005  
Page 4

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

Sincerely,

  
**Roderick J. Sanchez, AICP**  
**Assistant Development Services Director**

Cc Sam Dent, P.E. Chief Engineer, DSD  
Richard Chamberlin, P.E. Senior Engineer Development Services  
Arturo Villarreal Jr., P.E. Storm Water Engineering

MDP

**Robert Lombrano**

---

**From:** Robert Lombrano  
**Sent:** Wednesday, October 12, 2005 11:21 AM  
**To:** 'clee@pape-dawson.com'  
**Cc:** Robert Lombrano  
**Subject:** FW: FCS Fischer, LTD 86.73 Acre Tract MDP

Curtis,  
Major Thoroughfare Plan: Approved

Thanks

Robert L. Lombrano  
Planner II  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov

-----Original Message-----

**From:** Robert Lombrano  
**Sent:** Wednesday, October 12, 2005 10:07 AM  
**To:** 'clee@pape-dawson.com'  
**Cc:** Robert Lombrano  
**Subject:** FCS Fischer, LTD 86.73 Acre Tract MDP

Curtis,  
**Master Development: Approved**  
**Major Thoroughfare Plan: Disapproved**

**The Major Thoroughfare Plan: Disapproved**  
**The Major Thoroughfare Plan indicates Jones Maltsburger as being a secondary arterial and going through the project to FM 1604. Please contact Mr. Bill Burman (207-7937) on this matter.**

Thank you

Robert L. Lombrano  
Planner II  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov

10/12/2005

**Robert Lombrano**

---

**From:** Robert Lombrano  
**Sent:** Wednesday, October 12, 2005 10:07 AM  
**To:** 'clee@pape-dawson.com'  
**Cc:** Robert Lombrano  
**Subject:** FCS Fischer, LTD 86.73 Acre Tract MDP

**Curtis,**  
**Master Development: Approved**  
**Major Thoroughfare Plan: Disapproved**

**The Major Thoroughfare Plan: Disapproved**  
**The Major Thoroughfare Plan indicates Jones Maltsburger as being a secondary arterial and going through the project to FM 1604. Please contact Mr. Bill Burman (207-7937) on this matter.**

**Thank you**

Robert L.Lombrano  
Planner II  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov

MSP / MTP

**Robert Lombrano**

---

**From:** Robert Lombrano  
**Sent:** Tuesday, July 05, 2005 9:57 AM  
**To:** 'clee@pape-dawson.com'  
**Cc:** Robert Lombrano  
**Subject:** FCS Fischer, LTD 86.73 Acre Tract

Curtis,

**Master Development : Disapproved**

1. Provide TxDot Letter
2. Show dimension to the centerline of FM 1604 from the two far corners of the project.

**Major Thoroughfare: Disapproved**

1. The major thoroughfare plan indicates Jones Maltsburger curves to the north and ties into FM 1604. Please correct.
2. Also label on Jones Maltsberger and Redland Road , 13' Dedication.

**Thank you**

Robert L.Lombrano  
Planner II  
Development Services Department  
207-5014  
rlombrano@sanantonio.gov

# Historic

**Robert Lombrano**

---

**From:** Kay Hindes  
**Sent:** Wednesday, September 28, 2005 3:12 PM  
**To:** Michael Herrera  
**Cc:** Robert Lombrano; 'sweaver@pape-dawson.com'  
**Subject:** FW: FCS Fischer, Ltd. 86.73 Acre Tract MDP

**Importance:** High

Mike:

The HPO is in receipt of the cultural resources survey of the above referenced project. There are no cultural resources that need further investigation.

Sincerely,

Kay Hindes

-----Original Message-----

**From:** Kay Hindes  
**Sent:** Monday, August 22, 2005 5:21 PM  
**To:** Michael Herrera  
**Cc:** Robert Lombrano; 'clee@pape-dawson.com'  
**Subject:** FCS Fischer, Ltd. 86.73 Acre Tract MDP  
**Importance:** High

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. We believe that cultural resources exist within the project area that should be documented before the project moves forward. Please find attached our review letter.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes



FCS Fischer, Ltd.  
86.73 Acre T...

## CITY OF SAN ANTONIO PLANNING DEPARTMENT

### Interdepartmental Correspondence

To: Michael O. Herrera

From: Kay Hinds, Planner II/Archaeologist, Planning Department

Copy: Historic Preservation Office Files

Subject: FCS Fischer Ltd. 86.73 Acre Tract MDP

Date: 8-22-2005

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources.

Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, numerous archaeological sites including but not limited to 41BX452, 41BX570, 41BX901 41BX145, and 41BX454 are within close proximity to the project area. There is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

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If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

# Historic

**Robert Lombrano**

---

**From:** Kay Hindes  
**Sent:** Monday, August 22, 2005 5:21 PM  
**To:** Michael Herrera  
**Cc:** Robert Lombrano; 'clee@pape-dawson.com'  
**Subject:** FCS Fischer, Ltd. 86.73 Acre Tract MDP  
  
**Importance:** High

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. We believe that cultural resources exist within the project area that should be documented before the project moves forward. Please find attached our review letter.

If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes



FCS Fischer, Ltd.  
86.73 Acre T...



## CITY OF SAN ANTONIO PLANNING DEPARTMENT

### Interdepartmental Correspondence

To: Michael O. Herrera

From: Kay Hindes, Planner II/Archaeologist, Planning Department

Copy: Historic Preservation Office Files

Subject: FCS Fischer Ltd. 86.73 Acre Tract MDP

Date: 8-22-2005

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Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

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during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

**SAWS**

**Robert Lombrano**

---

**From:** Karen.Stahn@saws.org  
**Sent:** Tuesday, November 01, 2005 2:42 PM  
**To:** Robert Lombrano  
**Cc:** sweaver@pape-dawson.com; cleee@pape-dawson.com  
**Subject:** SAWS Review of "FCS Fischer, LTD 86.73 Acre Tract MDP" Approval with conditions

**Approved**

Attached is the SAWS Aquifer Protection & Evaluation review/approval with conditions of the above project previously denied on 7/15/05.

Comment added to MDP Plan "The MDP Developable area shown totals 73.47 acres. However, the total allowable impervious cover for this property is limited to 71.64 acres per a previous written agreement with SAWS. Therefore, it can be concluded that the ultimate development of this property will be adjusted so as not to exceed the allowable impervious cover for 71.64 acres."

*Karen Stahn*

Resource Data Coordinator

Aquifer Protection & Evaluation Section

San Antonio Water System

(210) 233-3524

(210) 233-4766 Fax

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

October 1, 2002

**SAWS**

**Robert Lombrano**

---

**From:** Karen.Stahn@saws.org

**Sent:** Friday, July 15, 2005 1:12 PM

**To:** Robert Lombrano

**Cc:** clee@pape-dawson.com

**Subject:** SAWS Review of "FCS Fischer, Ltd. 86.73 Acre Tract MDP" Denied

Attached is the SAWS Aquifer Protection & Evaluation review of the above project. Project was denied on the basis of exceeding by 1.83 acres the agreed upon impervious cover.

Karen Stahn  
Resource Data Coordinator  
Aquifer Protection & Evaluation Section  
San Antonio Water System  
(210) 704-7306

1965-2005

40 YEARS OF  
EXCELLENCE

August 15, 2005

Ms. Julia Morales  
San Antonio Water System  
P.O. Box 2449  
San Antonio, TX 78298

Re: FCS Fischer, Ltd., 86.73 Acre Tract  
Master Development Plan (MDP)

Dear Ms. Morales:

Please accept this letter as our formal response to your comments dated 7/15/05 regarding the FCS Fischer, Ltd., 86.73 Acre Tract Master Development Plan. Your signed request for review form is attached along with an updated copy of the Master Development Plan exhibit.

**Comment:**

Previous agreement of 71.64 impervious over acreage not met. Project is 1.83 acres over agreed upon impervious cover.

**Response:**

The net acreage listed on the MPD is net total area outside of floodplain. It is not intended to be the proposed impervious cover for the project. Landscaping requirements and easements will not allow 100% impervious cover within the net total area of the proposed development parcels. Specific areas of impervious cover will be submitted for each development parcel with the required Water Pollution Abatement Plan. The fact that the net area is within 1.83 acres of the allowable impervious cover demonstrates the intent to comply with the previous agreement. For clarification, a note was added to the Master Development Plan exhibit referencing the 71.64 acres of allowable impervious cover.

Please contact me at 375-9000 or [sweaver@pape-dawson.com](mailto:sweaver@pape-dawson.com) if you have any questions or need further information. We would appreciate your formal approval of this plan at your earliest convenience.

Sincerely,  
Pape-Dawson Engineers, Inc.

Shauna L. Weaver  
Sr. Project Manager

cc. Kirk Nixon  
Michael Herrera

Attachments  
**PAPE-DAWSON ENGINEERS, INC.**

M:\4763\66\WORK\LETTER\050813A2.DOC

555 East Ramsey | San Antonio, Texas 78216 | Phone 210.375.9000 | Fax 210.375.9010 | [into@pape-dawson.com](mailto:into@pape-dawson.com)

**Robert Lombrano**

---

Storm Water

**From:** Robert Browning  
**Sent:** Thursday, July 21, 2005 12:06 PM  
**To:** Robert Lombrano  
**Subject:** MPD for FCS Fischer subdivision, stmwtr hold NOT RELEASED

Robert-

Attached are our comments regarding this MDP submittal, as faxed to the engineer this morning. Stormwater Engineering does not release this MDP at this time. (I do believe, however, that the comments are relatively minor.)

Let me know if you have any questions.



MDP for FCS  
Fischer 86.73.pdf

Sincerely,

Robert J. Browning, P.E. (Bob)  
Storm Water Engineer  
City of San Antonio, Storm Water Utility  
114 W. Commerce, 7th Floor.  
P.O. Box 839966  
San Antonio, Tx. 78283-3966  
210.207.5032  
Fax 207.6553



# CITY OF SAN ANTONIO

P O BOX 839966  
SAN ANTONIO, TEXAS 78283-3966

July 21, 2005

Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, Tx. 78216  
Phone: (210)375-9000  
Fax: (210)375-9030

**ATTN: Dennis Rion, P.E.**  
**RE: FCS Fischer, Ltd., 86.73 Acre Tract**  
**Master Development Plan (MDP)**

Mr. Rion:

I have completed the Stormwater Engineer division's review of this MDP. We do not release our hold on this MDP.

I have divided our comments into two groups. The first set of comments must be addressed prior to this department's release of this MDP. The second group will be conditions of release of future subdivision plats associated with this MDP.

## **REQUIRED FOR MDP RELEASE**

### **Address the following comments on the proposed Master Development Plan:**

1. SHOW the dimensions of and approximate locations of the existing Redland Road and Jones-Maltsberger Road culvert crossings.
2. SHOW (and/or label) the approximate locations of Detention Ponds and TCEQ Water Quality Basins. (It appears that a legend note is missing.)
3. ADD "flow direction arrows" to illustrate approximate flow paths [across lots as well as with drainage easements].
4. ADD a drainage easement to allow for a drainage channel/system to direct runoff from the existing Redland Road culverts to the FEMA floodplain drainage easement.
5. ADD the following note:

*"Some or all of this property is located in the dam breach inundation area of the San Antonio River Authority Natural Resource Conservation Service Dam No. 11 located in the Salado Creek Watershed. The dam is owned and operated by the San Antonio River Authority, which is located at 100 E. Gunther, San Antonio, Texas 78204. This note must be placed on all plats and replats associated with this property."*

6. REVISE Note No. 8 to remove reference to a "downstream drainage improvement" option.<sup>6</sup>

<sup>6</sup> For approval of downstream "mitigation" projects in lieu of on-site detention, downstream impact analyses shall be submitted which demonstrate that there will be no adverse impact to habitable structures within 2000' downstream of the proposed development upon ultimate development of areas tributary to said 2000' point.



# Bicycle

**Robert Lombrano**

**From:** Abigail Kinnison  
**Sent:** Thursday, November 03, 2005 9:21 AM  
**To:** 'Shauna Weaver @PD'  
**Cc:** Robert Lombrano; Michael Herrera; Christina De La Cruz  
**Subject:** RE: FCS Fischer, Ltd. 86/73 Acre Tract



Shauna,  
Sorry, I never received the re-submittal, but based on the attachments to your message.

I recommend approval.

Please let me know should you need additional information.  
Thanks.

Abigail Kinnison, AICP  
Bicycle and Pedestrian Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX

-----Original Message-----

**From:** Shauna Weaver @PD [mailto:sweaver@pape-dawson.com]  
**Sent:** Wednesday, November 02, 2005 10:46 AM  
**To:** Abigail Kinnison  
**Cc:** Robert Lombrano  
**Subject:** RE: FCS Fischer, Ltd. 86/73 Acre Tract

Abigail-

Robert Lombrano had indicated that you have not forwarded formal approval of this plan to Development Services. A note referencing the Bicycle Master Plan is included on the document. Please send formal approval to Robert or let me know if you have additional comments.  
Thank You,

Shauna L. Weaver, P.E.  
Pape-Dawson Engineers  
555 E. Ramsey  
San Antonio, TX 78216  
Telephone: 210-375-9000  
Fax: 210-375-9010  
[sweaver@pape-dawson.com](mailto:sweaver@pape-dawson.com)

-----Original Message-----

**From:** Shauna Weaver @PD [mailto:sweaver@pape-dawson.com]  
**Sent:** Tuesday, July 26, 2005 6:22 PM

11/03/2005

**To:** 'Abigail Kinnison'

**Subject:** RE: FCS Fischer, Ltd. 86/73 Acre Tract

The dedications are indicated for increased right-of-way. However, given the nature of Redland and Jones Maltzberger arterials, the developer is obviously opposed to complete reconstruction to the ultimate sections. It may be best to leave decisions regarding proposed improvements for platting (similar to properties along Bulverde Rd. north of 1604).

For now, we will include a note on the plan...."As required in the Bicycle Master Plan (Ordinance 100741 - approval by City Council April 21, 2005), the ultimate street section of all future collector and arterial roadways will be required to include bicycle facilities (path or lane)."

Also, is the Bicycle Master Plan available for viewing on-line? How can we obtain a copy?

Thanks,

Shauna L. Weaver, P.E.  
Pape-Dawson Engineers  
555 E. Ramsey  
San Antonio, TX 78216  
Telephone: 210-375-9000  
Fax: 210-375-9010  
[sweaver@pape-dawson.com](mailto:sweaver@pape-dawson.com)

-----Original Message-----

**From:** Abigail Kinnison [mailto:AKinnison@sanantonio.gov]

**Sent:** Monday, July 18, 2005 9:26 AM

**To:** Shauna Weaver @PD

**Cc:** Christina De La Cruz

**Subject:** RE: FCS Fischer, Ltd. 86/73 Acre Tract

Oh, are not proposing to widen the 2 arterials?

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**From:** Shauna Weaver @PD [mailto:sweaver@pape-dawson.com]

**Sent:** Monday, July 18, 2005 9:21 AM

**To:** Abigail Kinnison

**Cc:** Christina De La Cruz

**Subject:** RE: FCS Fischer, Ltd. 86/73 Acre Tract

Still confused...there are no proposed streets on the plan?

Thanks,

Shauna

-----Original Message-----

**From:** Abigail Kinnison [mailto:AKinnison@sanantonio.gov]

**Sent:** Monday, July 18, 2005 8:57 AM

**To:** Shauna Weaver @PD

**Cc:** Christina De La Cruz

**Subject:** RE: FCS Fischer, Ltd. 86/73 Acre Tract

Street sections depicting the inclusion of bicycle facilities, or a text description.

-----Original Message-----

**From:** Shauna Weaver @PD [mailto:sweaver@pape-dawson.com]  
**Sent:** Thursday, July 14, 2005 5:24 PM  
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**Subject:** FW: FCS Fischer, Ltd. 86/73 Acre Tract

Please clarify what you mean by "additional roadway detail." We need to understand the exact reason for your disapproval (i.e. what needs to be added to the plan). The required dedication is indicated.

Thanks,

Shauna L. Weaver, P.E.  
 Pape-Dawson Engineers  
 555 E. Ramsey  
 San Antonio, TX 78216  
 Telephone: 210-375-9000  
 Fax: 210-375-9010  
[sweaver@pape-dawson.com](mailto:sweaver@pape-dawson.com)

-----Original Message-----

**From:** Curtis Lee @PD [mailto:clee@pape-dawson.com]  
**Sent:** Thursday, July 14, 2005 2:14 PM  
**To:** Shauna L. Weaver (E-mail); Dennis Rion (E-mail)  
**Subject:** FW: FCS Fischer, Ltd. 86/73 Acre Tract

Bicycle lanes...

Will this affect the PUD plan for Del Webb?

-----Original Message-----

**From:** Abigail Kinnison [mailto:AKinnison@sanantonio.gov]  
**Sent:** Thursday, July 14, 2005 2:04 PM  
**To:** clee@pape-dawson.com  
**Cc:** Robert Lombrano; Michael Herrera; Christina De La Cruz  
**Subject:** FCS Fischer, Ltd. 86/73 Acre Tract

FCS Fischer, Ltd.

I do NOT recommend approval. Additional roadway detail is requested.

Comments:

- As required in the Bicycle Master Plan (Ordinance 100741 - approval by City Council April 21, 2005), all future collector and arterial roadways will be required to include bicycle facilities (path or lane).
- New collector roadways require a marked 5 foot on-street bicycle lane, along side each driving lane OR an off-street, 8 foot, multi-use path on one side of the road, with a 5 foot

separation from the roadway. The additional square footage may be counted toward required park credits.

- New arterial roadways require an off-street, 8 foot, multi-use path on one side of the road, with a 5 foot separation from the roadway.

Abigail Kinnison, AICP  
Special Projects Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX

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Thank You,

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555 E. Ramsey  
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Abigail Kinnison, AICP  
Special Projects Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX

# Bicycle

**Robert Lombrano**

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Abigail Kinnison, AICP  
Special Projects Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX



INDIVIDUAL LOTS. REFERENCE THIS SHEET FOR APPROXIMATE SIZE OF INDIVIDUAL DETENTION BASINS.

9. AS REQUIRED IN THE BICYCLE MASTER PLAN (ORDINANCE 100741 – APPROVAL BY CITY COUNCIL APRIL 21, 2005), THE ULTIMATE STREET SECTION OF ALL FUTURE COLLECTOR AND ARTERIAL ROADWAYS WILL BE REQUIRED TO INCLUDE BICYCLE FACILITIES (PATH OR LANE).

**Robert Lombrano**

# Storm Water

---

**From:** Robert Browning  
**Sent:** Tuesday, November 08, 2005 9:17 AM  
**To:** Robert Lombrano  
**Cc:** 'Shauna Weaver @PD'; Junaid A Malik  
**Subject:** FCS Fischer MDP, stmwtr RELEASE

Robert-

Storm Water Engineering has completed its review of this MDP. All of our comments have been addressed by the engineer. We therefore RELEASE our hold on this development MDP.

Please contact me if you have any questions or require any further information.

Sincerely,

Robert J. Browning, P.E. (Bob)  
Storm Water Engineer  
City of San Antonio Storm Water Utility  
210-207-8045

**Robert Lombrano**

STREET / DRAINAGE

**From:** Sam Dent

**Sent:** Saturday, July 23, 2005 2:49 PM

**To:** clee@pape-dawson.com

**Cc:** Robert Lombrano

**Subject:** MDP Review Comments - FCS Fischer, LTD

See attached.

APPROVED

Sam Dent, P.E.  
Chief Engineer  
DSD - Engineering

**CITY OF SAN ANTONIO**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**ENGINEERING – STREETS & DRAINAGE**

**TO:** Curtis Lee  
Pape-Dawson Engineers, Inc.

**FROM:** Sam Dent, P.E.  
Chief Engineer

**DATE:** July 23, 2005

**SUBJECT:** MDP Review Comments  
FCS Fischer, LTD

1. Based upon the information provided, the above referenced MDP is approved with the following condition: modify note 6 to read that "all intersections / driveways shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5)".
2. It should be understood that this is a general review of a conceptual plan and that **all** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

TIA

**Robert Lombrano**

---

**From:** Marc Courchesne  
**Sent:** Monday, July 11, 2005 7:57 AM  
**To:** Robert Lombrano; Richard Chamberlin; Marc Courchesne; 'clee@pape-dawson.com'  
**Subject:** FCS Fischer, Ltd. 86.73 Acre Tract, MDP \*\*APPROVAL\*\*

TIA recommends the approval of the FCS Fischer, Ltd. 86.73 Acre Tract, MDP.

Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741

**Robert Lombrano**

**TIA**

**From:** Marc Courchesne  
**Sent:** Tuesday, June 14, 2005 9:24 AM  
**To:** 'Shauna Weaver @PD'; Richard Chamberlin; Marc Courchesne; Robert Lombrano  
**Subject:** RE: FCS Fischer, Ltd. 86.73 Acre Tract, MDP **\*\*DISAPPROVAL\*\***



TMC.pdf

**I did not receive a TIA worksheet with this MDP. However, I was able to locate the level 3 TIA dated November 1999. A new TIA is not required.**

**I copied a page out of the TIA and have attached it. It shows one access on Jones Maltsberger and one access on Redland. Conditional approval will state all lots with under 400 feet of frontage will be required to have cross access and will be enforced during building Permit.**

**Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741**

**FYI - Richard De La Cruz no longer works for the City Of San Antonio. In the interim, Richard Chamberlin has taken over his duties.**

**-----Original Message-----**

**From:** Shauna Weaver @PD [mailto:sweaver@pape-dawson.com]  
**Sent:** Tuesday, June 14, 2005 8:06 AM  
**To:** Marc Courchesne  
**Cc:** Richard De La Cruz  
**Subject:** FW: FCS Fischer, Ltd. 86.73 Acre Tract, MDP **\*\*DISAPPROVAL\*\***

**Marc-**

**All four of Rick Sheldon's Fischer Tracts were all included in one Level 3 TIA completed when the property was zoned several years ago as indicated on the TIA worksheet. Are you suggesting that another TIA is required? Also, we understand that shared access is a requirement of the UDC and the shared access note is typically required on the subdivision plat. Please clarify your specific comment (non-compliance with code) regarding shared access.**

**Thanks,  
Shauna L. Weaver, P.E.  
Pape-Dawson Engineers  
555 E. Ramsey  
San Antonio, TX 78216  
Telephone: 210-375-9000  
Fax: 210-375-9010**

**@pape-dawson.com**

**Original Message-----**

**From: Curtis Lee @PD [mailto:clee@pape-dawson.com]  
Sent: Tuesday, June 14, 2005 7:46 AM  
To: Shauna L. Weaver (E-mail)  
Subject: FW: FCS Fischer, Ltd. 86.73 Acre Tract, MDP \*\*DISAPPROVAL\*\***

**-----Original Message-----**

**From: Marc Courchesne [mailto:mcourchesne@sanantonio.gov]  
Sent: Tuesday, June 14, 2005 7:38 AM  
To: Robert Lombrano; Richard Chamberlin; Marc Courchesne;  
clee@pape-dawson.com  
Subject: FCS Fischer, Ltd. 86.73 Acre Tract, MDP \*\*DISAPPROVAL\*\***

**TIA recommends the disapproval of the FCS Fischer, Ltd. 86.73 Acre Tract, MDP . In order to expedite the approval of this MDP, please provide the following:**

- \* Level 2 TIA (over 800 pht's)**
- \* \$800.00 review fee**
- \* shared access**

**Redlines are in the engineer pick up box.**

**Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741**

# TIA

**Robert Lombrano**

---

**From:** Marc Courchesne  
**Sent:** Tuesday, June 14, 2005 7:38 AM  
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Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741



# ZONING

**Robert Lombrano**

---

**From:** Christopher Looney  
**Sent:** Friday, July 08, 2005 3:45 PM  
**To:** 'clee@pape-dawson.com'  
**Cc:** Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera; Roderick Sanchez  
**Subject:** FCS Fischer, Ltd. 86.73 acre tract MDP

FCS Fischer, Ltd. 86.73 acre tract MDP

**Zoning:** Unit 1 is C-3 ERZD; Units 2, 3 and 4 are C-2 ERZD

**Approved with a condition that all of the zoning labels on the MDP include the ERZD overlay initials, e.g. C-2 ERZD rather than just C-2, etc.**

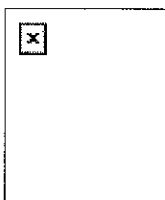
Thank you.

*Christopher Looney  
Senior Planner - Zoning/BOA  
Development Services Department  
City of San Antonio, Texas*

Robert Lombrano

**TREE'S**

**From:** Mark C. Bird  
**Sent:** Tuesday, June 14, 2005 8:56 AM  
**To:** 'clee@pape-dawson.com'  
**Cc:** 'sweaver@pape-dawson.com'; Robert Lombrano; Michael Herrera; Joan Miller  
**Subject:** FCS FISCHER LTD, 86.73 tract aprvl.doc



**CITY OF SAN  
ANTONIO**

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 6/14/05

Subject: Master Development Plan FCS Fischer, Ltd. 86.73 Acre Tract, A/P #1132014

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

1997 Tree Preservation ordinance

X Streetscape standards

X 2003 Tree Preservation ordinance

NO TREE PRESERVATION PLAN IS APPROVED FOR THIS MDP

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

*Mark Bird*  
Special Projects Officer

6/14/2005

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

INVOICE  
3294777

50-05-5574  
SHELDON-TANGLEWOOD LTD.  
601 SONTERRA  
SAN ANTONIO, TEXAS 78258

AMT ENCLOSED

AMOUNT DUE 500.00  
INVOICE DATE 5/31/2005  
DUE DATE 5/31/2005

MDP-859

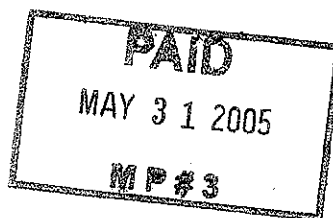
PHONE: (000) 000-0000

MDP  
FCS FISCHER, LTD. 86.73 ACRE TRACT  
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
5/31/2005	3294777	50-05-5574	5/31/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST: END	05/31/2005 05/31/2005		CK#1648	

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

CITY OF SAN ANTONIO  
DS-4TH FL DEPOSITS P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

PAGE 1 OF 1

**SHELDON-TANGLEWOOD LTD.**

601 SONTERA  
SAN ANTONIO, TX 78258

1648

30-1328/1140

DATE 4-20-05

PAY  
TO THE  
ORDER OF

City of San Antonio

\$ 500.00

Five hundred & no/100

DOLLARS



Security Features  
Included.  
Details on Back.



FOR Fischer & Bac. - App. Fee

*[Signature]*

⑈001648⑈ + ⑈114013284⑈000401420⑈

**SHELDON-TANGLEWOOD LTD.**

601 SONTERA  
SAN ANTONIO, TX 78258

1649

30-1328/1140

DATE 4-20-05

PAY  
TO THE  
ORDER OF

City of San Antonio

\$ 75.00

Seventy-five & no/100

DOLLARS



Security Features  
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Details on Back.



FOR Fischer & Bac. - Tree Review Fee

*[Signature]*

⑈001649⑈ + ⑈114013284⑈000401420⑈

**SHELDON-TANGLEWOOD LTD.**

601 SONTERA  
SAN ANTONIO, TX 78258

1650

30-1328/1140

DATE 4-20-05

PAY  
TO THE  
ORDER OF

City of San Antonio

\$ 240.00

Two hundred forty & no/100

DOLLARS



Security Features  
Included.  
Details on Back.



FOR N. D. D. Fee

*[Signature]*

San Antonio Branch (210) 518-2525